

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
November 12, 2024**

The Town of Jackson Planning Board met on November 12, 2024 at 6:30 pm at the Town of Jackson Town Hall. The following people were in attendance-

**Board Members:**

- Kelly Donahue
- Erik VandenBerg
- Mark Mahoney
- Irene Headwell
- Amy Maxwell
- Steve Chuhta
- Michael Ammaturo

**Others Present:**

- Bonnie Hoag
- Eric Strebel
- Renee Carter
- Jacob Keasbey

**OCTOBER 1<sup>ST</sup> MINUTES**

A **motion** was made by Mark Mahoney and seconded by Amy Maxwell to approve the October 1<sup>st</sup> meeting minutes as read. Motion carried in favor 6-0 with Steve Chuhta abstaining.

**SEPTEMBER 3<sup>RD</sup> AND SEPTEMBER 18<sup>TH</sup> MINUTES DISCUSSION**

At the October 1<sup>st</sup> regular meeting, the Board voted to approve the September 3<sup>rd</sup> and September 18<sup>th</sup> minutes with the addition of attached email text that was sent by a resident regarding the site plan approval of the Jackson Solar 1, LLC project. Following the meeting where these approvals were given, the Clerk reached out to both the NYS Committee on Open Government and the former Town and Planning Board Clerk for guidance on including attachments in the minutes, as this is not standard protocol. The Clerk noted to the Planning Board that while they are allowed to include what they deem as necessary in the minutes, they need to be cautious going forward with requests to add attachments to the minutes as this is not the intent of meeting minutes, which are permanent documents retained as records of the actions and ideas discussed at meetings and not a verbatim account of all documents discussed. The Board agreed to note this for the future while opting to keep the approvals of said minutes.

**SZTORC FAMILY BATTENKILL, LLC**

Renee Carter was present on behalf of the Sztorc family deed issue at 1785 State Route 313, tax map ID #234.-2-2. Renee stated there is a discrepancy between what is described in the deed and what property is currently being occupied. She plans to come to a future Planning Board meeting when the deed discrepancy is sorted out with a letter for the Board to sign.

**MEGAN MATTESON**

Jacob Keasby of Brian R. Holbriiter Land Surveying was present on behalf of property owners Vincent and Robin Vecchione and applicant Megan Matteson for a minor subdivision application at 29 & 31 Snuffy’s Way, tax map ID #239.-2-48.3. Jacob explained the survey map and application which proposes to create lot 1, a 4.54-acre lot, and remaining lands of 97.4 acres from a 101.9-acre parcel belonging to Vincent and Robin Vecchione. Lot 1 has road frontage NYS Route 22. Currently, the property has driveway access through a private drive off of Snuffy’s Way but the applicant plans to install a driveway on NYS Route 22 in the future. The current lot contains a home, shed and surrounding woods. The proposed lot contains a clearing and surrounding woods. The intent of this minor subdivision is for the Vecchione’s to convey proposed lot 1 to their daughter, Megan Matteson, for the purpose of building a house. Board member Mahoney stated that the Board likes to show all remaining lands on the map. Jacob stated that the parcel is very large and it would be hard to understand if the entire piece was included, but the locus shows the whole piece. Board member Mahoney stated he would like to see boundary lines and proposed lots indicated on the locus and the inset to be bigger. The surveyor agreed to return with these changes.

The Board then reviewed SEQR part 1 and completed SEQR part 2 with the surveyor.

A motion was made by Amy Maxwell and seconded by Mark Mahoney to give the project a negative declaration and classify the project an unlisted action.

Motion carried in favor 7-0.

Roll Call:

Erik VandenBerg	Aye	Irene Headwell	Aye
Mark Mahoney	Aye	Kelly Donahue	Aye
Amy Maxwell	Aye	Steve Chuhta	Aye
Michael Ammaturo	Aye		

A motion was made by Amy Maxwell and seconded by Steve Chuhta to set the date for the public hearing on the subdivision for applicant Megan Matteson, property owner Vincent and Robin Vecchion at 29 & 31 Snuffy’s Way, to Tuesday, December 3<sup>rd</sup>, 2024 at 6:30 pm. Motion carried in favor 7-0.

Roll Call:

Erik Vandenberg	Aye	Irene Headwell	Aye
Mark Mahoney	Aye	Kelly Donahue	Aye
Amy Maxwell	Aye	Steve Chuhta	Aye
Michael Ammaturo	Aye		

### COMPREHENSIVE PLAN COMMITTEE UPDATE

Committee member Erik Vandenberg has provided draft copies of the Town Comprehensive Plan to ad hoc committee members to review and make notes. The committee will meet again on Tuesday, November 26<sup>th</sup> to go over changes. Once the document is approved by committee members, we will send the draft onto the Planning and Town Boards for review, followed by public hearings for residents to weigh in. Bonnie Hoag has provided a draft version of a brief history to add to the document, which she plans to review with Town Historian Carol Mallory.

#### **New Business:**

- Chair Donahue attended the November Regular Town Board meeting to request the final 3-month extension on the Commercial Battery Energy Storage Moratorium. The Town Board approved the extension, which will run from December to March 11, 2025.
- Neighboring property owners of the Jackson Solar 1, LLC project on Route 22 have raised concerns regarding noise levels and working hours for the project’s construction. Steve Lefevre of Barton and Loguidice has been notified and will forward these complaints onto the project contractors to rectify the concerns.
- The NYS Commissioner of Agriculture has issued a response to the NOI submitted by NYSEERDA regarding the proposal of the Norbut Solar project on Ackley Road within an Agricultural District. Following notification by the Washington County Ag. and Farmland Protection Board raising concerns on the site of the proposed action, the Commissioner followed up with a letter with his determination that the action would not have an unreasonably adverse effect to the viability of farmland within that district. Resident and Dionondehowa Director Bonnie Hoag stated that the land is more than agriculture, it has wetland, forests and archaeological value, as well.

## COMMERCIAL BATTERY ENERGY STORAGE LAW UPDATE

Board members discussed the draft BESS law. Chair Donahue reviewed the Town of Easton's draft BESS law, which is comprehensive at 55 pages long. Chair Donahue advised that she would like to incorporate a large amount of what is included in Easton's draft law to ours. Board member Chuhta spoke with a member of the Easton Planning Board who advised him that they had lawyers draft of the law, but they had not included training requirements for first responders. Board members agreed that there should be a section in the document that calls for yearly fees that pay for accredited fire and emergency training related to battery systems. Board members agreed that a substantial fee per MW should also be included. Chair Donahue will make the necessary revisions for review at the next meeting.

A **motion** was made by Steve Chuhta and seconded by Erik VandenBerg to adjourn the meeting at 7:33 pm.

Motion carried in favor 7-0.

**Next Meeting:** Tuesday, December 3<sup>rd</sup>, 2024 @ 6:30 pm

**Adjourned:** 7:33 pm

Respectfully submitted,

Molly Dixson, Town of Jackson